

## Foreclosures

LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Attorney Contact: Rubin Lublin, LLC,  
3145 Avalon Ridge Place, Suite 100,  
Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992  
Case No. BVF-18-00853-4  
Ad Run Dates 09/09/2020,  
09/16/2020, 09/23/2020, 09/30/2020  
rslaw.com/property-listing

## LOUDEMILK NOTICE OF SALE UNDER POW

By virtue of the Power of Sale contained in that certain Security Deed given from Willie Lee Loudermilk to Mortgage Electronic Registration Systems, Inc., as nominee for One Reverse Mortgage, LLC, its successors and assigns, dated 03/26/2012, recorded 04/09/2012 in Deed Book 985, Page 515, Habersham County, Georgia records, and as modified by Affidavit recorded in Deed Book 1212, Page 363, Habersham County, Georgia records, and as last assigned to Nationstar HECM Acquisition Trust 2018-3, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee in Deed Book 1203, Page 1015, Habersham County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of ONE HUNDRED EIGHT THOUSAND AND 00/100 DOLLARS (\$108,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Habersham County, Georgia, within the legal hours of sale on the first Tuesday in October 2020 by Nationstar HECM Acquisition Trust 2018-3, Wilmington Savings Fund Society, FSB, not individually, but solely as Trustee, as Attorney in Fact for Willie Lee Loudermilk, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 141 OF THE 10TH LAND DISTRICT OF HABERSHAM COUNTY, GEORGIA, DESIGNATED AS LOT NO. 4 ON A PLAT OF SURVEY MADE BY HUBBERT LOVELL, R.S., UNDER DATE OF JANUARY 30, 1971, A COPY OF SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF HABERSHAM COUNTY, GEORGIA RECORDS IN PLAT BOOK 10 AT PAGE 136, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER BEING LOCATED SOUTH 60 DEGREES 00 MINUTES WEST 184.1 FEET; THENCE FROM SAID BEGINNING POINT NORTH 29 DEGREES 35 MINUTES WEST 141.8 FEET; THENCE NORTH 60 DEGREES 00 MINUTES EAST 108 FEET TO AN IRON PIN CORNER; THENCE SOUTH 81 DEGREES 51 MINUTES EAST 74.7 FEET TO AN IRON PIN CORNER; THENCE SOUTH 39 DEGREES 40 MINUTES EAST 97 FEET TO SAID BEGINNING, CONTAINING 0.53 ACRES, MORE OR LESS, COMMONLY KNOWN AS: 109 SKY PINE DRIVE, CORNELIA, GA 30531. TAX ID# 110-102.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.  
Said property being known as, **109 SKY PINE DR, CORNELIA, GA 30531** according to the present numbering system in Habersham County. The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to or said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Estate of Willie Loudermilk, or tenant (s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Champion Mortgage Company, 88950 Cypress Waters Blvd., Coppell,

## Foreclosures

TX 75019, 1-855-683-3095.  
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
The Geheren Firm, P.C.,  
4828 Ashford Dunwoody Road, 2nd Floor,  
Atlanta, GA 30338  
TEL (678) 587-9500.  
4C-9/9-9/30-2020

## Miscellaneous

### NOTICE OF LOCATION AND DESIGN APPROVAL P. I. 0013746 HABERSHAM COUNTY

Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project.  
The date of location and design approval is: September 8, 2020  
This project consists of replacing the existing bridge along SR 385 over Hazel Creek in North-East Demorest in GMD 1486 of Habersham County.  
The proposed project is approximately 0.28 miles long and consists of replacing the SR 385 bridge over Hazel Creek with a 56-ft wide bridge offset east of the existing alignment. The proposed bridge will consist of two 12-ft travel lanes with a 14-ft center left turn lane and a 5.5-ft sidewalk. The approach roadway will consist of two 12-ft lanes with a 14-ft center left turn lane and 10-ft urban shoulder with 2.5-ft of gutter and a 5-ft sidewalk. The design speed is 35 mph. This bridge will be stage constructed to the east of the existing alignment.  
Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of Transportation:  
Donny Mitch Garmon, Area Engineer District 1, Area 4  
dgarmon@dot.ga.gov  
942 Albert Reid Road  
Cleveland, GA 30528  
(706) 348-4851  
Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to: Kimberly Nesbitt  
State Program Delivery Administrator  
Attn: Darrell Richardson  
drichardson@dot.ga.gov  
600 West Peachtree St NW  
Atlanta, GA 30308  
(912) 659-0984  
Any written request or communication in reference to this project or notice SHOULD include the Project and P. I. Numbers as noted at the top of this notice.  
4C-9/16-10/7/2020

## Name Changes

### IN THE SUPERIOR COURT OF HABERSHAM COUNTY STATE OF GEORGIA

In re the Name Change of:  
Misty Gunn,  
Petitioner  
Civil Action Case Number 20CV0334  
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**  
I Misty Gunn, filed a petition in the Superior Court of Habersham County on the 26th of August, 2020, to change my name from Misty Gunn to Chayce Justice Gunn.  
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.  
Signed this 26th day of August, 2020.  
s/Misty Gunn  
MISTY GUNN  
Sworn to and affirmed before me, this 26th day of August, 2020.  
s/Janice C. Justus  
Notary Public  
My Commission Expires: 08/18/2023  
Submitted by:  
Misty Gunn  
Petitioner, Pro Se  
706-968-6855  
chaycegunn@gmail.com  
4P-9/2-9/23/2020

## Public Sale / Auction

**NOTICE**  
Due to Default in Payment the contents of the following units at Mt. Airy Storage are to be sold.  
Last rented to:

APRIL BROWN	#12
ANGELA MCCLURY	#16
JESSICA MARTIN	#18
MONA SUMMERS	#43

Contents to be sold on:  
SATURDAY, SEPTEMBER 19, 2020  
10:00 a.m.  
2C-9/9-9/16/2020

## Probate Notice

**BENFIELD**  
**IN THE PROBATE COURT OF  
HABERSHAM COUNTY  
STATE OF GEORGIA**  
IN RE: ESTATE OF  
DAVID KEITH BENFIELD  
DECEASED  
ESTATE NO. 7470-136  
**PETITION FOR LETTERS  
OF ADMINISTRATION  
NOTICE**

TO WHOM IT MAY CONCERN:  
AMANDA MARIE OLTREMARI has petitioned for AMANDA MARIE OLTREMARI to be appointed Administrator of the estate of DAVID KEITH BENFIELD deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before OCT. 2ND, 2020.  
**BE NOTIFIED FURTHER:** All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.  
PAMELA F. WOOLEY  
Judge of the Probate Court  
By: s/Katherine Underwood  
Clerk of the Probate Court  
295 LLEWELLYN STREET, UNIT 24  
CLARKESVILLE, GA 30523  
706-839-0320  
4C-9/9-9/30/2020

### BRADFORD

#### NOTICE (For Discharge from Office and all Liability) PROBATE COURT OF HABERSHAM COUNTY

Re: PETITION OF JOHN F. ELGER FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF CURTIS D. BRADFORD, DECEASED.  
TO: All and singular the heirs of said decedent, beneficiaries under the will, and to whom it may concern:  
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 28, 2020.  
**BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
Pamela F. Wooley  
PROBATE JUDGE  
By: s/Pamela F. Wooley  
/DEPUTY CLERK  
295 Llewellyn Street, Unit 24  
Clarkesville, GA 30523  
706-839-0320  
1C-9/16/20

### CARSON

#### IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
BEULAH SARAH CARSON,  
DECEASED  
ESTATE NO. 7313-118  
**NOTICE**  
IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate having been duly filed,  
TO: MARIE LOGGINS WHITAKER, PENNY LOGGINS, MARVIN WAYNE LOGGINS and to whom it may concern. This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before this Court on or before SEPTEMBER 25, 2020.  
**BE NOTIFIED FURTHER:** All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.  
s/PAMELA WOOLEY  
Judge of the Probate Court

## Probate Notice

By: s/Katherine Underwood  
Clerk of the Probate Court  
295 LLEWELLYN STREET, UNIT 24  
CLARKESVILLE, GA 30523  
06-839-0320  
4C-9/2-9/23/2020

### CARSON

#### IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
HASSIE ROSE ELLENDER CARSON,  
DECEASED  
ESTATE NO. 7314-118  
**NOTICE**  
IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate having been duly filed,  
TO: MARIE LOGGINS WHITAKER, PENNY LOGGINS, MARVIN WAYNE LOGGINS, REYNOLD LOGGINS, JULIANA GREENWALT LUX and to whom it may concern. This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before this Court on or before SEPTEMBER 25, 2020.  
**BE NOTIFIED FURTHER:** All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.  
s/PAMELA WOOLEY  
Judge of the Probate Court  
By: s/Katherine Underwood  
Clerk of the Probate Court  
295 LLEWELLYN STREET, UNIT 24  
CLARKESVILLE, GA 30523  
06-839-0320  
4C-9/2-9/23/2020

### NICELY

#### IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
BRENDIA DIANE NICELY,  
DECEASED  
ESTATE NO. 6954-78  
**NOTICE**  
The Petition of Personal Representative for Leave to Sell Property in the above-referenced estate having been duly filed,  
TO: EDDIE E. NICELY, JR., KELLY MARTINUS NICELY, EDRIK SHAWN NICELY, AARON NICELY, WILLA DE ANN NICELY-REEVES, ANTISHA LE PAIGE NICELY, KAMERON NICELY, JEREMIAH NICELY, TRINITY NICELY  
This is to notify you to file objection, if there is any, to the above-referenced OCTOBER 2, 2020.  
**BE NOTIFIED FURTHER:** All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections must be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an

## Probate Notice

indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.  
PAMELA F. WOOLEY  
Judge of the Probate Court  
By: s/Katherine Underwood  
Clerk of the Probate Court  
295 LLEWELLYN STREET, UNIT 24  
CLARKESVILLE, GA 30523  
706-839-0320  
4C-9/9-9/30/2020

### PARAMO

#### IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
ALBERTO GALVAN PARAMO  
DECEASED  
ESTATE NO. 7453-134  
**PETITION FOR LETTERS  
OF ADMINISTRATION  
NOTICE**  
To whom it may concern:  
MARIA CARMEN VALLEJO has petitioned for MARIA CARMEN VALLEJO to be appointed Administrator of the estate of ALBERTO GALVAN PARAMO deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before SEPTEMBER 18, 2020.  
**BE NOTIFIED FURTHER:** All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.  
PAMELA F. WOOLEY  
Judge of the Probate Court  
By: s/Pamela F. Wooley  
Clerk of the Probate Court  
295 LLEWELLYN STREET, UNIT 024  
CLARKESVILLE, GA 30523  
706-839-0320  
4C-8/26-9/16/2020

### PITTS

#### IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
Swaing Randle Pitts  
DECEASED  
ESTATE NO. 7464-135  
**PETITION FOR LETTERS  
OF ADMINISTRATION  
NOTICE**  
To whom it may concern:  
Terry Randle Pitts has petitioned for Terry Randle Pitts to be appointed Administrator of the estate of Swain Randle Pitts deceased, of said County. The Petitioner has also applied for

## Probate Notice

waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before September 25, 2020.  
**BE NOTIFIED FURTHER:** All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.  
PAMELA F. WOOLEY  
Judge of the Probate Court  
By: s/Pamela F. Wooley  
Clerk of the Probate Court  
295 LLEWELLYN STREET, UNIT 24  
CLARKESVILLE, GA 30523  
706-839-0320  
4C-9/2-9/23/2020

### WARD

#### IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
MICHAEL KIRBY WARD  
DECEASED  
ESTATE NO. 7455-134  
**PETITION FOR LETTERS  
OF ADMINISTRATION  
NOTICE**  
To whom it may concern:  
GENEVIEVE PERRY WARD has petitioned for GENEVIEVE PERRY WARD to be appointed Administrator of the estate of MICHAEL KIRBY WARD deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before SEPTEMBER 18, 2020.  
**BE NOTIFIED FURTHER:** All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.  
PAMELA F. WOOLEY  
Judge of the Probate Court  
By: s/Pamela F. Wooley  
Clerk of the Probate Court  
295 LLEWELLYN STREET, UNIT 024  
CLARKESVILLE, GA 30523  
706-839-0320  
4C-8/26-9/16/2020

# AT YOUR CONVENIENCE

## Enter classified ads online



### Don't let your busy schedule stop you.

Place an ad 24 hours a day, 7 days a week.

**Go to: [thenortheastgeorgian.com](http://thenortheastgeorgian.com) and Click on "Place a Classified"**



# WE ARE IN THIS TOGETHER

We are grateful for those who have our back in this important time. The list is long, but we want to thank our first responders and front-line workers.

Especially in critical times, **newspapers have your back.** COVID-19 is a national story that is impacting you at home and at work.

## WE ARE IN THIS TOGETHER

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America's  
Newspapers  
NEWSPAPERS.ORG

The Northeast Georgian

2440 Old Athens Hwy.  
Cornelia, GA  
706-778-4215  
[thenortheastgeorgian.com](http://thenortheastgeorgian.com)

America's Newspapers is a national association supporting journalism and healthy newspapers in our local communities.  
Find out more at [www.newspapers.org](http://www.newspapers.org) or follow us on social media @newspapersorg.



**Foreclosures**

limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107 OF THE 10TH LAND DISTRICT OF HABERSHAM COUNTY, GEORGIA, DESIGNATED AS LOTS 10 AND 17 AND PARTS OF LOTS 11, 12, 12A AND 13 OF THE HABERSHAM HILLS SUBDIVISION, CONTAINING 1.588 ACRES, MORE OR LESS, AS SHOWN ON A PLOT OR SURVEY FOR GREGORY A. GARRISON BY SAMUEL L. DUVALL, R.L.S., DATED JULY 2, 2001 AND BEING RECORDED AMONG HABERSHAM COUNTY, GEORGIA RECORDS IN PLAT BOOK 50, PAGE 234, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE FOR A MORE FULL AND COMPLETE DESCRIPTION. THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO PROTECTIVE COVENANTS IMPOSED BY AN INSTRUMENT DATED FEBRUARY 1, 1972 AND BEING RECORDED AMONG HABERSHAM COUNTY, GEORGIA RECORDS IN DEED BOOK 124, PAGE 79 AND AS FURTHER AMENDED AUGUST 1977 AND RECORDED IN DEED BOOK 154, PAGE 676.

Said legal description being controlled, however the property is more commonly known as **267 SEMI CDR, DEMOREST, GA 30535.**

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is GREGORY ALLEN GARRISON, ES-TATE AND/OR HEIRS OF GREGORY ALLEN GARRISON, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: BAYVIEW LOAN SERVICING, LLC, Loss Mitigation Dept., 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, Telephone Number: 800-777-10299.

BAYVIEW LOAN SERVICING, LLC as Attorney in Fact for GREGORY ALLEN GARRISON

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

Telephone Number: (877) 813-0992  
Case No. BVF-18-00853-4

Ad Run Dates 09/09/2020, 09/16/2020, 09/23/2020, 09/30/2020  
rlsaw.com/property-listing

**LOUDEMILK**  
**NOTICE OF SALE UNDER POW**  
GEORGIA, HABERSHAM COUNTY

By virtue of the Power of Sale contained in that certain Security Deed given from Willie Lee Loudermilk to Mortgage Electronic Registration Systems, Inc., as nominee for One Reverse Mortgage, LLC, its successors and assigns, dated 03/26/2012, recorded 04/09/2012 in Deed Book 985, Page 515, Habersham County, Georgia records, and as modified by Affidavit recorded in Deed Book 1212, Page 363, Habersham County, Georgia records, and as last assigned to Nationstar HECM Acquisition Trust 2018-3, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee by virtue of assignment recorded in Deed Book 1203, Page 1015, Habersham County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of ONE HUNDRED EIGHT THOUSAND AND 00/100 DOLLARS (\$108,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Habersham County, Georgia, within the legal hours of sale on the first Tuesday in October 2020 by Nationstar HECM Acquisition Trust 2018-3, Wilmington Savings Fund Society, FSB, not individually, but solely as Trustee, as Attorney in Fact for Willie Lee Loudermilk, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 141 OF THE 10TH LAND DISTRICT OF HABERSHAM COUNTY, GEORGIA, DESIGNATED AS LOT NO. 4 ON A PLAT OF SURVEY MADE BY HUBERT LOVELL, R.S., UNDER DATE OF JANUARY 30, 1971, A COPY OF SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF HABERSHAM COUNTY, GEORGIA RECORDS IN PLAT BOOK 10 AT PAGE 136, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER BEING LOCATED SOUTH 60 DEGREES 00 MINUTES WEST 184.1 FEET; THENCE FROM SAID BEGINNING POINT NORTH 29 DEGREES 35 MINUTES WEST 141.8 FEET; THENCE NORTH 60 DEGREES 00 MINUTES EAST 108 FEET TO AN IRON PIN CORNER; THENCE SOUTH 81 DEGREES 51 MINUTES EAST 74.7 FEET TO AN IRON PIN CORNER; THENCE SOUTH 39 DEGREES 40 MINUTES EAST 97 FEET TO SAID BEGINNING, CONTAINING 0.53 ACRES, MORE OR LESS, COMMONLY KNOWN AS: 109 SKY PINE DRIVE, CORNELIA, GA 30531. TAX ID#: 110-102.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

Said property being known as **109 SKY PINE DR., CORNELIA, GA 30531** according to the present numbering system in Habersham County. The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an

**Foreclosures**

inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Estate of Willie Loudermilk, Willie Lee Loudermilk or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Champion Mortgage Company, 8950 Cypress Waters Blvd., Coppell, TX 75019, 1-855-683-3095.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338  
TEL (678) 587-9500.  
4C-9/9-30/2020

**Forfeiture / Seizure****NOTICE**

The following vehicle(s) have been towed and are being stored at:

**Cantrell Towing**

Address: 290 N. MAIN STREET CORNELIA GA, 30531

Phone Number: 706-776-1434

**Year: 2006**

**Make: GMC**

**Type: Pickup**

**VIN#: 2GTCE13T161152049**

**Towed From:**

HWY 365 N/DEMOREST-MT AIRY

**Year: 2009**

**Make: Mazda**

**Type: Mazda3**

**VIN#: JM1BK34M091189774**

**Towed From:**

Willingham Ave/Park Ave

Any and all parties with interest in the above vehicle(s) have 30 days to pick up the vehicle and render payment of all charges. If the vehicle is not claimed within this time it will be declared abandoned and sold for all charges.

2C-9/23-10/7/2020

**Miscellaneous****NOTICE OF LOCATION AND DESIGN APPROVAL P. I. 0013746 HABERSHAM COUNTY**

Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project.

The date of location and design approval is: September 8, 2020.

This project consists of replacing the existing bridge along SR 385 over Hazel Creek in North-East Demorest in GMD 1486 of Habersham County.

The proposed project is approximately 0.28 miles long and consists of replacing the SR 385 bridge over Hazel Creek with a 56-ft wide bridge offset east of the existing alignment. The proposed bridge will consist of two 12-ft travel lanes with a 14-ft center left turn lane and a 5.5-ft sidewalk. The approach roadway will consist of two 12-ft lanes with a 14-ft center left turn lane and 10-ft urban shoulder with 2.5-ft of gutter and a 5-ft sidewalk. The design speed is 35 mph. This bridge will be stage constructed to the east of the existing alignment.

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of Transportation: Donny Mitch Garmon, Area Engineer District 1, Area 4

dgarmon@dot.ga.gov  
942 Albert Reid Road  
Cleveland, GA 30528  
(706) 348-4851

Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to: Kimberly Nesbitt

State Program Delivery Administrator  
drrichardson@dot.ga.gov  
600 West Peachtree St NW  
Atlanta, GA 30308  
(912) 659-0984

Any written request or communication in reference to this project or notice SHOULD include the Project and P. I. Numbers as noted at the top of this notice.

4C-9/16-10/7/2020

**Name Changes****IN THE SUPERIOR COURT OF HABERSHAM COUNTY STATE OF GEORGIA**

In re the Name Change of:

Misty Gunn,

Petitioner

Civil Action Case Number 20CV0334  
**NOTICE OF PETITION TO CHANGE NAME OF PETITION**

I, Misty Gunn, filed a petition in the Superior Court of Habersham County on the 26th of August, 2020, to change my name from Misty Gunn to Chayce Justice Gunn.

Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 26th day of August, 2020.  
s/Misty Gunn  
MISTY GUNN

Sworn to and affirmed before me, this 26th day of August, 2020.  
s/Janice C. Justus  
Notary Public

My Commission Expires: 08/18/2023  
Submitted by: Misty Gunn  
Petitioner, Pro Se  
706-968-6855  
chaycegunn@gmail.com  
4P-9/2-9/23/2020

**Public Sale / Auction**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY CORNELIA MINI STORAGE Saturday, Oct. 3, 2020**

Under the authority of the Georgia Self-Storage Facility Act, Georgia Code Sections 10-4-210 to 10-4-215 the following items as listed by space and name will be sold to the highest bidder. Cornelia Mini Storage reserves the right to withdraw units, items, and reject bids. Purchases must be made with cash only and paid in full at the time of sale. All goods are sold as is and must be removed at time of purchase. All sales are final. Contents of units will be available for viewing at the time of the auction.

The personal goods stored therein by the following may include, but are not limited to general household, furniture, boxes, clothes and appliances.

**Saturday, October 3, 2020 Cornelia Mini Storage 508 Towne Centre Drive Cornelia, GA 30531**

Unit #14 Lavanisty Oliphant  
Unit #203 Taylor Julien  
Unit #55 Lisa Sosebee

**Public Sale / Auction**

Registration begins at 8:30 A.M. Sale to be held on-site at 8:35 A.M.

**Cornelia Mini Storage 259 Yates Street Cornelia, GA. 30531**

Unit #126 Mullan Sullivan  
Unit #186 Meagan Truhn  
Unit #189 Austin Parkey  
Unit #193 June Bryant  
Unit #174 Kathy Hastings  
1C-9/23/2020

**Public Notice Sale of Abandoned Vehicle**

Notice is hereby given that the following "as is" vehicle will be sold at public auction at W & W Body Shop 3107 Alto Creek Rd Alto, Ga. to the highest bidder on the 8th of October 2020 from 9 am. Vehicle may be viewed at same location prior to auction. Phone # 706-778-4095

**Year Make VIN#**  
2013 Dodge Dart  
1C3CDFCA9DD3040436  
2C-9/23-9/30/2020

**Public Notice Sale of Abandoned Vehicle**

Notice is hereby given that the following "as is" vehicle will be sold at public auction at Hulseys Wrecker Service Inc., 1849 Willingham Ave., Cornelia, Ga. to the highest bidder on the 8th of October 2020 from 9 am. Vehicle may be viewed at same location prior to auction. Phone # 706-778-1764.

**Year Make VIN#**  
2007 Chrysler  
2C3KA53GXT7H679443  
2007 Nissan  
3N1AB61E87L626715  
2C-9/23-9/30/2020

**Public Notice Sale of Abandoned Vehicle**

Notice is hereby given that the following "as is" vehicle will be sold at public auction at 115 Service Center, 5929 Hwy 115, Clarkesville, Ga. to the highest bidder on the 8th of October 2020 from 9 am. Vehicle may be viewed at same location prior to auction. Phone # 706-754-8119.

**Year Make VIN#**  
2001 Chevrolet  
1GCCS14561K122645  
2C-9/23-9/30/2020

**STORAGE AUCTION**

Kembricks Storage located at 3288 BC Grant Rd in Cornelia, Ga will be locking the following units for sale on lock-erfox.com beginning 10-5-20.

**Janet Bravo C70**  
toys, totes, shoes, lamp, kids bedding

**Martha Almond A20**  
bags, toys, bedding

**Christian Coleman A26**  
dresser, nightstand, washing machine, boxes, kitchen items  
2C-9/23-9/30/2020

**NOTICE OF PUBLIC SALE SATCHEL STORAGE 4245 DUNCAN BRIDGE RD CORNELIA, GA 30531**

Because of default in payment the contents of the following units will be sold on Saturday, October 10 at 9:00 A.M.

**Unit 41** Booth  
**Unit 51** Johnson  
**Unit 74** Tench

**Public Sale / Auction**

Unit 98 Corbin  
Unit 326 Singer  
Unit 334,335 Bryant  
Unit 336,337 Bryant

2C-9/23-9/30/2020

**Probate Notice****BENFIELD IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA**

IN RE: ESTATE OF DAVID KEITH BENFIELD DECEASED  
ESTATE NO. 7470-136

**PETITION FOR LETTERS OF ADMINISTRATION NOTICE**

TO WHOM IT MAY CONCERN: AMANDA MARIE OLTREMARI has petitioned for AMANDA MARIE OLTREMARI to be appointed Administrator of the estate of DAVID KEITH BENFIELD deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

PAMELA F. WOOLEY  
Judge of the Probate Court  
By: s/Katherine Underwood  
Clerk of the Probate Court  
295 LLEWELLYN STREET, UNIT 24 CLARKESVILLE, GA 30523  
706-839-0320  
4C-9/9-9/30/2020

**CARSON IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA**

IN RE: ESTATE OF BEULAH SARAH CARSON, DECEASED  
ESTATE NO. 7313-118

**NOTICE**

IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate having been duly filed,

TO: MARIE LOGGINS WHITAKER, PENNY LOGGINS, MARVIN WAYNE LOGGINS, REYNOLD LOGGINS, JULIANA GREENWALT LUX and to whom it may concern. This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before this Court on or before SEPTEMBER 25, 2020.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

PAMELA F. WOOLEY  
Judge of the Probate Court  
By: s/Katherine Underwood  
Clerk of the Probate Court  
295 LLEWELLYN STREET, UNIT 24 CLARKESVILLE, GA 30523  
706-839-0320  
4C-9/9-9/30/2020

**CARSON IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA**

IN RE: ESTATE OF BEULAH SARAH CARSON, DECEASED  
ESTATE NO. 7313-118

**NOTICE**

IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate having been duly filed,

TO: MARIE LOGGINS WHITAKER, PENNY LOGGINS, MARVIN WAYNE LOGGINS and to whom it may concern. This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before this Court on or before SEPTEMBER 25, 2020.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

PAMELA F. WOOLEY  
Judge of the Probate Court  
By: s/Katherine Underwood  
Clerk of the Probate Court  
295 LLEWELLYN STREET, UNIT 24 CLARKESVILLE, GA 30523  
706-839-0320  
4C-9/9-9/30/2020

**Probate Notice**

By: s/Katherine Underwood  
Clerk of the Probate Court  
295 LLEWELLYN STREET, UNIT 24 CLARKESVILLE, GA 30523  
06-839-0320  
4C-9/2-9/23/2020

**CARSON IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA**

IN RE: ESTATE OF HASSIE ROSE ELLENDER CARSON, DECEASED  
ESTATE NO. 7314-118

**NOTICE**

IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate having been duly filed,

TO: MARIE LOGGINS WHITAKER, PENNY LOGGINS, MARVIN WAYNE LOGGINS, REYNOLD LOGGINS, JULIANA GREENWALT LUX and to whom it may concern. This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before this Court on or before SEPTEMBER 25, 2020.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

PAMELA F. WOOLEY  
Judge of the Probate Court  
By: s/Katherine Underwood  
Clerk of the Probate Court  
295 LLEWELLYN STREET, UNIT 24 CLARKESVILLE, GA 30523  
06-839-0320  
4C-9/2-9/23/2020

**NICELY IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA**

IN RE: ESTATE OF BRENDA DIANE NICELY, DECEASED  
ESTATE NO. 6954-78

**NOTICE**

The Petition of Personal Representative for Leave to Sell Property in the above-referenced estate having been duly filed,

TO: EDDIE E. NICELY, JR., KELLY MARTINUS NICELY, EDICK SHAWN NICELY, AARON NICELY, WILLA DE ANN NICELY-REEVES, KANTISHA LE PAIGE NICELY, AMERSON NICELY, JEREMIAH NICELY, TRINITY NICELY

This is to notify you to file objection, if there is any, to the above-referenced ESTATE NO. 6954-78.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

PAMELA F. WOOLEY  
Judge of the Probate Court  
By: s/Katherine Underwood  
Clerk of the Probate Court  
295 LLEWELLYN STREET, UNIT 24 CLARKESVILLE, GA 30523  
706-839-0320  
4C-9/9-9/30/2020

**Probate Notice**

**PITTS IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA**

IN RE: ESTATE OF Swain Randle Pitts DECEASED  
ESTATE NO. 7464-135

**PETITION FOR LETTERS OF ADMINISTRATION NOTICE**

To whom it may concern: Terry Randle Pitts has petitioned for Terry Randle Pitts to be appointed Administrator of the estate of Swain Randle Pitts deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before September 25, 2020.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

PAMELA F. WOOLEY  
Judge of the Probate Court  
By: s/Pamela F. Wooley  
Clerk of the Probate Court  
295 LLEWELLYN STREET, UNIT 24 CLARKESVILLE, GA 30523  
706-839-0320  
4C-9/2-9/23/2020

**SCOGIN NOTICE**

(For Discharge from Office and all Liability)

**PROBATE COURT OF HABERSHAM COUNTY**

Re: PETITION OF SHARON CARROLL FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF ALBERT BERRY SCOGIN, JR., DECEASED.

TO: All and singular the heirs of said decedent, beneficiaries under the will, and to whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before October 5, 2020.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted



## Family / Children

at the provisional hearing. That by reason of this Court's Order for Service by Publication dated the 16<sup>th</sup> day of September, 2020, you are hereby commanded and required to file with the Clerk of said Court, and serve upon Kerry B. Morris, counsel for Habersham Division of Family and Children Services, whose address is P.O. Box 901, Cleveland, GA 30528, an answer to the Petition for Termination of Parental Rights within sixty (60) days of the date of the Order for Service by Publication. A copy of the Petition for Termination of Parental Rights in reference to the above-named children may be obtained from the Clerk's office located at the courthouse in Habersham County, during business hours.

ISO ORDERED, this 16<sup>th</sup> day of September 2020.  
s/B. Nichole Carswell  
Honorable B. Nichole Carswell, Judge  
Juvenile Court,  
Mountain Judicial Circuit  
4C-9/30-10/21/2020

## IN THE JUVENILE COURT OF HABERSHAM COUNTY STATE OF GEORGIA

IN THE INTEREST OF:

(Children under the age of 18 years)

L. L.

SEX: Male

DOB: 05/12/2016

CASE NO: 20-JU-0091

E. L.

SEX: Female

DOB: 12/29/2013

CASE NO: 20-JU-0092

S. L.

SEX: Male

DOB: 06/28/2011

CASE NO: 20-JU-0093

## SUMMONS AND PROCESS BY PUBLICATION

TO: Christopher Kyle Lee, Legal Father

Any other persons claiming to have a parental interest in the minor children named above born to Betty A. Lee, on the dates above-listed.

You are hereby notified that a Petition for Termination of Parental Rights was filed before the Habersham County Juvenile Court by the Georgia Division of Human Services by and through its agent Habersham Division of Family and Children Services (hereinafter referred to as "the Division"). You are hereby commanded personally or by attorney to be and appear at the Habersham County Juvenile Court for a provisional hearing to be held on the 4<sup>th</sup> day of November, 2020, at 9:00 a.m. at the Habersham County Courthouse, 295 Llewellyn Street, Clarkesville, GA 30523., then and there to answer the Division's Petition for Termination of Parental Rights. A final hearing on the 16<sup>th</sup> day of December, 2020, at 1:00 p.m. at the Habersham County Courthouse, 295 Llewellyn Street, Clarkesville, GA 30523, to answer why the Division's prayers for relief should not be granted.

The findings of fact and orders of disposition made pursuant to the provisional hearing will become the final order by this Court unless the parents appear at the final hearing. The final hearing is only for the parent(s) who do not appear personally, or by attorney, at the provisional hearing.

That by reason of this Court's Order for Service by Publication dated the 16<sup>th</sup> day of September, 2020, you are hereby commanded and required to file with the Clerk of said Court, and serve upon Kerry B. Morris, counsel for Habersham Division of Family and Children Services, whose address is P.O. Box 901, Cleveland, GA 30528, an answer to the Petition for Termination of Parental Rights within sixty (60) days of the date of the Order for Service by Publication. A copy of the Petition for Termination of Parental Rights in reference to the above-named children may be obtained from the Clerk's office located at the courthouse in Habersham County, during business hours.

ISO ORDERED, this 16<sup>th</sup> day of September 2020.  
s/B. Nichole Carswell  
Honorable B. Nichole Carswell, Judge  
Juvenile Court,  
Mountain Judicial Circuit  
4C-9/30-10/21/2020

## Foreclosures

### FOSTER

### NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in Note and Deed to Secure Debt held by Wendy Marie Foster for 287 Allen Trail, Clarkesville, Georgia 30523 ("Lender"), originally made by David Bruce Foster to Mark Allen Foster and Wendy Marie Foster in the original principal amount of \$150,805.49, Deed to Secure Debt November 20, 2009, recorded in Deed Book 913, Page 478-483, Habersham County, Georgia, Records and assigned to AmeriFunds Secured Income Fund I, LLC, by assignment of Deed to Secure Debt dated December 15, 2010, and recorded in Deed Book 913, Page 478 in the Official Public Records of Habersham Georgia and reassigned to Mark Allen Foster and Wendy Marie Foster on August 13, 2020, in Deed Book 01229, Page 00423-00425 in the Official Public Records of Habersham, Georgia. The property is located at 287 Allen Trail, Clarkesville, Georgia 30523, there will be sold at a public outcry to the highest bidder for cash before the Courthouse door of Habersham County, Georgia, between the legal hours of sale on the first Tuesday in October, 2020, that being October 6, 2020, by Wendy Marie Foster as Attorney-in-Fact for David Bruce Foster for the following property to-wit:

All that tract or parcel of land, lying and being in Land Lot 68 of the 6<sup>th</sup> Land District of Habersham County, Georgia, being shown as (11a) containing 23.81 acres, more or less, by that certain plat of survey prepared by Norman V. DeLoach, GRLS, dated August 30, 1977, recorded in the Office of the Clerk of Superior Court of Habersham County, Georgia, in Plat Book 14, Page 101, to which plat and the record thereof is hereby incorporated herein for a more complete description.

LESS AND EXCEPT that certain 3.50 acres of land in said Land Lot and District described by plat of survey prepared for David C. Foster by Michael J. Smith, GRLS, dated August 17, 1992, and recorded in the Office of the Clerk of Superior Court of Habersham County, Georgia, in Plat Book 32, Page 241.

The foregoing parcels constitute that real property conveyed by Paul H. Brinson to David C. Foster by Warranty Deed dated September 29, 1978, and filed for record on October 5, 1978 with the Office of Superior Court of Habersham County, Georgia.

THE ABOVE DESCRIBED PROPERTY IS ALSO KNOWN AS 287 ALLEN TRAIL, CLARKESVILLE, GA 30523; however please rely only on the above legal description for location of the property. If the property contains multiple lots or parcels, the undersigned reserves the right to sell the property or any portion thereof in separate lots, parcels, or as a whole. The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of among other possible events of default, failure to pay indebtedness as and when due pursuant to said Deed to Secure Debt and Note. The debt remaining in default, this sale will be made for the purposes of paying the same and all expenses of sale, including attorney's

## Foreclosures

fees, if applicable. The property will be sold as the property of David Bruce Foster, subject to the following: all prior restrictive covenants, easements, rights-of-way, security deeds or other encumbrances of record; all valid zoning ordinances; matters which would be disclosed by an accurate survey of the property or by any inspection of the property; all outstanding taxes, assessments, unpaid bills, charges and expenses that are a lien against the property whether due or payable or not yet due and payable. This sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit as to the amount and status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Sec. 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Wendy Marie Foster c/o The Carter Firm PC, 621 Spring Street SE, Gainesville, Georgia 30501 Telephone: 7702878850 The foregoing notwithstanding, nothing in O.C.G.A. Sec. 44-14-162.2 shall be construed to require the Lender to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

Wendy Marie Foster  
c/o The Carter Firm PC, 621 Spring Street SE,  
Gainesville, Georgia 30501  
Telephone: 7702878850  
As Attorney-in-fact for  
David Bruce Foster  
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT; ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF THE DEBT IS IN ACTIVE BANKRUPTCY OR HAS BEEN DISCHARGED THROUGH BANKRUPTCY, THIS COMMUNICATION IS NOT INTENDED AS AND DOES NOT CONSTITUTE AN ATTEMPT TO COLLECT A DEBT.  
4C-9/9-30/2020

### GARRISON

### NOTICE OF SALE UNDER POWER

By virtue of a Power of Sale contained in that certain Security Deed from GREGORY ALLEN GARRISON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR UNITED COMMUNITY MORTGAGE SERVICES INC, dated July 19, 2007, recorded July 25, 2007, in Deed Book 814, Page 904-919, Habersham County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Two Thousand Two Hundred and 00/100 dollars (\$102,200.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Bayview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for cash at the Habersham County Courthouse, within the legal hours of sale on the first Tuesday in October, 2020, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107 OF THE 10TH LAND DISTRICT OF HABERSHAM COUNTY, GEORGIA, DESIGNATED AS LOTS 10, 12 AND 13 OF THE HABERSHAM HILLS SUBDIVISION, CONTAINING 1.588 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY FOR GREGORY A. GARRISON BY SAMUEL L. DUVAL, R.L.S., DATED JULY 2, 2001 AND BEING RECORDED AMONG HABERSHAM COUNTY, GEORGIA RECORDS IN PLAT BOOK 50, PAGE 234, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE FOR A MORE FULL AND COMPLETE DESCRIPTION. THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO PROTECTIVE COVENANTS IMPOSED BY AN INSTRUMENT DATED FEBRUARY 1, 1972 AND BEING RECORDED AMONG HABERSHAM COUNTY, GEORGIA RECORDS IN DEED BOOK 124, PAGE 79 AND AS FURTHER AMENDED AUGUST 1977 AND RECORDED IN DEED BOOK 154, PAGE 676.

Said legal description being controlling, however the property is more commonly known as 267 SEMI CIR DR, DEMOREST, GA 30535.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is GREGORY ALLEN GARRISON, ESTATE AND/OR HEIRS OF GREGORY ALLEN GARRISON, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: BAYVIEW LOAN SERVICING, LLC, Loss Mitigation Dept., 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, Telephone Number: 800-771-0299.

BAYVIEW LOAN SERVICING, LLC as Attorney in Fact for GREGORY ALLEN GARRISON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BVF-18-00853-4

Ad Run Dates 09/09/2020, 09/16/2020, 09/23/2020, 09/30/2020 rslaw.com/propery-listing

### LOUDERMILK

### NOTICE OF SALE UNDER POWER

GEORGIA, HABERSHAM COUNTY By virtue of the Power of Sale contained in that certain Security Deed given from Willie Lee Loudermilk to Mortgage Electronic Registration Systems, Inc., as nominee for One Reverse Mortgage, LLC, its successors and assigns, dated 03/26/2012, recorded 04/09/2012 in Deed Book 985, Page 515, Habersham County, Georgia records, and as modified by Affidavit recorded in Deed Book 1212,

## Foreclosures

Page 363, Habersham County, Georgia records, and as last assigned to Nationstar HECM Acquisition Trust 2018-3, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee by virtue of assignment recorded in Deed Book 1203, Page 1015, Habersham County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of ONE HUNDRED EIGHT THOUSAND AND 00/100 DOLLARS (\$108,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Habersham County, Georgia, within the legal hours of sale on the first Tuesday in October 2020 by Nationstar HECM Acquisition Trust 2018-3, Wilmington Savings Fund Society, FSB, not individually, but Solely as Trustee, as Attorney in Fact for Willie Lee Loudermilk, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 141 OF THE 10TH LAND DISTRICT OF HABERSHAM COUNTY, GEORGIA, DESIGNATED AS LOT NO. 4 ON A PLAT OF SURVEY MADE BY HUBERT LOVELL, R.S., UNDER DATE OF JANUARY 30, 1971. A COPY OF SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF HABERSHAM COUNTY, GEORGIA RECORDS IN PLAT BOOK 10 AT PAGE 136, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER BEING LOCATED SOUTH 60 DEGREES 00 MINUTES WEST 184.1 FEET; THENCE FROM SAID BEGINNING POINT NORTH 29 DEGREES 35 MINUTES WEST 141.8 FEET; THENCE NORTH 60 DEGREES 00 MINUTES EAST 108 FEET TO AN IRON PIN CORNER; THENCE SOUTH 81 DEGREES 51 MINUTES EAST 74.7 FEET TO AN IRON PIN CORNER; THENCE SOUTH 39 DEGREES 40 MINUTES EAST 97 FEET TO SAID BEGINNING, CONTAINING 0.53 ACRES, MORE OR LESS. COMMONLY KNOWN AS: 109 SKY PINE DRIVE, CORNELIA, GA 30531. TAX ID#: 110-102.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

Said property being known as 109 SKY PINE DR, CORNELIA, GA 30531 according to the present numbering system in Habersham County.

The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Estate of Willie Loudermilk, Willie Lee Loudermilk or tenant (s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Champion Mortgage Company, 8950 Cypress Waters Blvd., Coppell, TX 75019, 1-855-683-3095.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

The Gehern Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338

TEL (678) 587-9500.

4C-9/9-30/2020

## Forfeiture / Seizure

### NOTICE

The following vehicle(s) have been towed and are being stored at:  
**Cantrell Towing**

Address:

290 N. MAIN STREET CORNELIA

GA, 30531

Phone Number: 706-776-1434

Year: 2006

Make: GMC

Type: Pickup

VIN#: 2GTGC13T161152049

Towed From:

HWY 365 N/DEMOREST-MT AIRY

Year: 2009

Make: Mazda

Type: Mazdaspeed 3

VIN#: JM1BK34M091189774

Towed From:

Willingham Ave/Park Ave

Any and all parties with interest in the above vehicle(s) have 30 days to pick up the vehicle and render payment of all charges. If the vehicle is not claimed within this time it will be declared abandoned and sold for all charges.

2C-9/23-10/7/2020

## Miscellaneous

### NOTICE OF LOCATION AND DESIGN APPROVAL

P. I. 0013746

HABERSHAM COUNTY

Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project.

## Miscellaneous

The date of location and design approval is: September 8, 2020

This project consists of replacing the existing bridge along SR 385 over Hazel Creek in North-East Demorest in GMD 1486 of Habersham County.

The proposed project is approximately 0.28 miles long and consists of replacing the SR 385 bridge over Hazel Creek with a 56-ft wide bridge offset east of the existing alignment. The proposed bridge will consist of two 12-ft travel lanes with a 14-ft center left turn lane and a 5.5-ft sidewalk. The design approach roadway will consist of two 12-ft lanes with a 14-ft center left turn lane and 10-ft urban shoulder with 2.5-ft of gutter and a 5-ft sidewalk. The design speed is 35 mph. This bridge will be stage constructed to the east of the existing alignment.

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of Transportation: Donny Mitch Garmon, Area Engineer District 1, Area 4 dgarmon@dot.ga.gov 942 Albert Reid Road Cleveland, GA 30528 (706) 438-4851

Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to: Kimberly Nesbitt State Program Delivery Administrator Attn: Darrell Richardson drichardson@dot.ga.gov 600 West Peachtree St NW Atlanta, GA 30308 (912) 659-0984

Any written request or communication in reference to this project or notice SHOULD include the Project and P. I. Numbers as noted at the top of this notice.

4C-9/16-10/7/2020

## Public Sale / Auction

### Public Notice Sale of Abandoned Vehicle

Notice is hereby given that the following "as is" vehicle will be sold at public auction at W & W Body Shop 3107 Alto Mud Creek Rd Alto, Ga. to the highest bidder on the 8<sup>th</sup> of October 2020 from 9 a.m. Vehicle may be viewed at same location prior to auction. Phone # 706-778-4095

Year Make VIN#

2013 Dodge Dart

1C3CDFCA9DD340436

2C-9/23-9/30/2020

### Public Notice Sale of Abandoned Vehicle

Notice is hereby given that the following "as is" vehicle will be sold at public auction at Hulseys Wrecker Service Inc., 1849 Willingham Ave., Cornelia, Ga. to the highest bidder on the 8<sup>th</sup> of October 2020 from 9 a.m. Vehicle may be viewed at same location prior to auction. Phone # 706-778-1764.

Year Make VIN#

2007 Chrysler

2C3KA53GX7H679443

2007 Nissan

3N1AB61E87L626715

2C-9/23-9/30/2020

### Public Notice Sale of Abandoned Vehicle

Notice is hereby given that the following "as is" vehicle will be sold at public auction at 115 Service Center, 5929 Hwy 115, Clarkesville, Ga. to the highest bidder on the 8<sup>th</sup> of October 2020 from 9 a.m. Vehicle may be viewed at same location prior to auction. Phone # 706-754-8119.

Year Make VIN#

2001 Chevrolet

1GCCS14561K122645

2C-9/23-9/30/2020

### STORAGE AUCTION

Kemricks Storage located at 3288 BC Grant Rd in Cornelia, Ga will be posting the following units for sale on lock-erfox.com beginning 10-5-20.

Janet Bravo C70

toys, totes, shoes, lamp, kids bedding

Martha Almond A20

bags, toys, bedding

## Public Sale / Auction

**Christian Coleman A26**  
dresser, nightstand, washing machine, boxes, kitchen items

2C-9/23-9/30/2020

### NOTICE OF PUBLIC SALE

SATCHEL STORAGE

4245 DUNCAN BRIDGE RD

CORNELIA, GA 30531

Because of default in payment the contents of the following units will be sold on Saturday, October 10 at 9:00 A.M.

Unit 44 Booth

Unit 51 Johnson

Unit 74 Tench

Unit 98 Corbin

Unit 326 Singer

Unit 334,335 Bryant

Unit 336,337 Bryant

2C-9/23-9/30/2020

## Probate Notice

### BENFIELD

### IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA

IN RE: ESTATE OF DAVID KEITH BENFIELD

DECEASED

ESTATE NO. 7470-136

### PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO WHOM IT MAY CONCERN:

AMANDA MARIE OLTREMARI has petitioned for AMANDA MARIE OLTREMARI to be appointed Administrator of the estate of DAVID KEITH BENFIELD deceased, of said County.

The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before OCT. 2ND, 2020.

**BE NOTIFIED FURTHER:** All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

PAMELA F. WOOLEY

Judge of the Probate Court

By: s/Katherine Underwood

Clerk of the Probate Court

295 LLEWELLYN STREET, UNIT 24

CLARKESVILLE, GA 30523

706-839-0320

4C-9/9-9/30/2020

### WILLARD

### IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA



## Election Notices

The last day to register to vote in this election shall be October 5, 2020.

Those residents of the County qualified to vote at said election shall be determined in all respects in accordance with the election laws of the State of Georgia. This notice is given pursuant to a resolution of the Board of Elections and Voter Registration of Habersham County.

5C-9/30-10/28/2020

## Family / Children

### IN THE JUVENILE COURT OF HABERSHAM COUNTY STATE OF GEORGIA

IN THE INTEREST OF:

(A child under the age of 18 years)

C. C. A. C.

SEX: Female

DOB: 09/25/2014

CASE NO: 20-JU-0097

### SUMMONS AND PROCESS BY PUBLICATION

TO: Tiana Parker, Mother

Christopher Scott Crane, Putative Father

Any other persons claiming to have a parental interest in the minor child named above born to Tiana Parker, on the date above-listed.

You are hereby notified that a Petition to Terminate Parental Rights was filed before the Habersham County Juvenile Court by the Georgia Division of Human Services by and through its' agent Habersham Division of Family and Children Services (hereinafter referred to as "the Division"). You are hereby commanded personally or by attorney to be and appear at the Habersham County Juvenile Court for a provisional hearing to be held on the 5th day of November, 2020, at 9:00 a.m. at the Habersham County Courthouse, 295 Llewellyn Street, Clarkesville, GA 30523, to answer why the Division's prayers for relief should not be granted.

The findings of fact and orders of disposition made pursuant to the provisional hearing will become the final order by this Court unless the parents appear at the final hearing. The final hearing is only for the parent(s) who do not appear personally, or by attorney, at the provisional hearing.

That by reason of this Court's Order for Service by Publication dated the 16<sup>th</sup> day of September, 2020, you are hereby commanded and required to file with the Clerk of said Court, and serve upon Kerry B. Morris, counsel for Habersham Division of Family and Children Services, whose address is P.O. Box 901, Cleveland, GA 30528, an answer to the Petition to Terminate Parental Rights within sixty (60) days of the date of the Order for Service by Publication. A copy of the Petition to Terminate Parental Rights in reference to the above-named child may be obtained from the Clerk's office located at the courthouse in Habersham County, during business hours.

SO ORDERED, this 16<sup>th</sup> day of September, 2020.

s/B. Nichole Carswell

Honorable B. Nichole Carswell, Judge Juvenile Court,

Mountain Judicial Circuit

4C-9/30-10/21/2020

### IN THE JUVENILE COURT OF HABERSHAM COUNTY STATE OF GEORGIA

IN THE INTEREST OF:

(A child under the age of 18 years)

G. T.

SEX: Male

DOB: 12/03/2019

CASE NO: 20-JU-0094

### SUMMONS AND PROCESS BY PUBLICATION

TO: Dennis Thornton, Putative Father

Any other persons claiming to have a parental interest in the minor children named above

born to Betty A. Lee, on the dates above-listed.

You are hereby notified that a Petition for Termination of Parental Rights was filed before the Habersham County Juvenile Court by the Georgia Division of Human Services by and through its' agent Habersham Division of Family and Children Services (hereinafter referred to as "the Division"). You are hereby commanded personally or by attorney to be and appear at the Habersham County Juvenile Court for a provisional hearing to be held on the 4th day of November, 2020, at 9:00 a.m. at the Habersham County Courthouse, 295 Llewellyn Street, Clarkesville, GA 30523, to answer why the Division's prayers for relief should not be granted.

The findings of fact and orders of disposition made pursuant to the provisional hearing will become the final order by this Court unless the parents appear at the final hearing. The final hearing is only for the parent(s) who do not appear personally, or by attorney, at the provisional hearing. That by reason of this Court's Order for Service by Publication dated the 16<sup>th</sup> day of September, 2020, you are hereby commanded and required to file with the Clerk of said Court, and serve upon Kerry B. Morris, counsel for Habersham Division of Family and Children Services, whose address is P.O. Box 901, Cleveland, GA 30528, an answer to the Petition for Termination of Parental Rights within sixty (60) days of the date of the Order for Service by Publication. A copy of the Petition for Termination of Parental Rights in reference to the above-named children may be obtained from the Clerk's office located at the courthouse in Habersham County, during business hours.

SO ORDERED, this 16<sup>th</sup> day of September, 2020.

s/B. Nichole Carswell

Honorable B. Nichole Carswell, Judge Juvenile Court,

Mountain Judicial Circuit

4C-9/30-10/21/2020

### IN THE JUVENILE COURT OF HABERSHAM COUNTY STATE OF GEORGIA

IN THE INTEREST OF:

(A child under the age of 18 years)

J. T. C.

SEX: Male

DOB: 01/26/2006

CASE NO: 20-JU-0073

### SUMMONS AND PROCESS BY PUBLICATION

TO: Amber Campbell, Mother

Any other persons claiming to have a parental interest in the minor child named above born to Amber Campbell, on the dates above-listed.

You are hereby notified that a Petition

## Family / Children

(Dependency) was filed before the Habersham County Juvenile Court by the Georgia Department of Human Services by and through its' agent Habersham Department of Family and Children Services (hereinafter referred to as "the Department"). You are hereby commanded personally or by attorney to be and appear at the Habersham County Juvenile Court for a provisional hearing to be held on the 4th day of November, 2020, at 9:00 a.m. then and there to answer the Department's Petition (Dependency) – IN PERSON.

The findings of fact and orders of disposition made pursuant to the provisional hearing will become the final order by this Court unless the parents appear at the final hearing. The final hearing is only for the parent(s) who do not appear personally, or by attorney, at the provisional hearing.

That by reason of this Court's Order for Service by Publication dated the 1st day of October 2020, you are hereby commanded and required to file with the Clerk of said Court, and serve upon Kerry B. Morris, counsel for Habersham Department of Family and Children Services, whose address is P.O. Box 901, Cleveland, GA 30528 an answer to the Petition (Dependency) within sixty (60) days of the date of the Order for Service by Publication. A copy of the Petition (Dependency) in reference to the above-named child may be obtained from the Clerk's office located at the courthouse in Habersham County, during business hours.

SO ORDERED, this 1st day of October 2020.

s/B. Nichole Carswell

Honorable B. Nichole Carswell, Judge Juvenile Court, Mountain Judicial Circuit

4C-10/7-10/28/2020

### IN THE JUVENILE COURT OF HABERSHAM COUNTY STATE OF GEORGIA

IN THE INTEREST OF:

(Children under the age of 18 years)

L. L.

SEX: Male

DOB: 05/12/2016

CASE NO: 20-JU-0091

### SUMMONS AND PROCESS BY PUBLICATION

TO: Christopher Kyle Lee, Legal Father

Any other persons claiming to have a parental interest in the minor children named above born to Betty A. Lee, on the dates above-listed.

You are hereby notified that a Petition for Termination of Parental Rights was filed before the Habersham County Juvenile Court by the Georgia Division of Human Services by and through its' agent Habersham Division of Family and Children Services (hereinafter referred to as "the Division"). You are hereby commanded personally or by attorney to be and appear at the Habersham County Juvenile Court for a provisional hearing to be held on the 4th day of November, 2020, at 9:00 a.m. at the Habersham County Courthouse, 295 Llewellyn Street, Clarkesville, GA 30523, then and there to answer the Division's Petition for Termination of Parental Rights. A final hearing on the 16<sup>th</sup> day of December, 2020, at 1:00 p.m. at the Habersham County Courthouse, 295 Llewellyn Street, Clarkesville, GA 30523, to answer why the Division's prayers for relief should not be granted.

SO ORDERED, this 16<sup>th</sup> day of September, 2020.

s/B. Nichole Carswell

Honorable B. Nichole Carswell, Judge Juvenile Court,

Mountain Judicial Circuit

4C-9/30-10/21/2020

### IN THE JUVENILE COURT OF HABERSHAM COUNTY STATE OF GEORGIA

IN THE INTEREST OF:

(A child under the age of 18 years)

G. T.

SEX: Male

DOB: 12/03/2019

CASE NO: 20-JU-0094

### SUMMONS AND PROCESS BY PUBLICATION

TO: Dennis Thornton, Putative Father

Any other persons claiming to have a parental interest in the minor children named above born to Betty A. Lee, on the dates above-listed.

You are hereby notified that a Petition for Termination of Parental Rights was filed before the Habersham County Juvenile Court by the Georgia Division of Human Services by and through its' agent Habersham Division of Family and Children Services (hereinafter referred to as "the Division"). You are hereby commanded personally or by attorney to be and appear at the Habersham County Juvenile Court for a provisional hearing to be held on the 4th day of November, 2020, at 9:00 a.m. at the Habersham County Courthouse, 295 Llewellyn Street, Clarkesville, GA 30523, then and there to answer the Division's Petition for Termination of Parental Rights. A final hearing on the 16<sup>th</sup> day of December, 2020, at 1:00 p.m. at the Habersham County Courthouse, 295 Llewellyn Street, Clarkesville, GA 30523, to answer why the Division's prayers for relief should not be granted.

The findings of fact and orders of disposition made pursuant to the provisional hearing will become the final order by this Court unless the parents appear at the final hearing. The final hearing is only for the parent(s) who do not appear personally, or by attorney, at the provisional hearing. That by reason of this Court's Order for Service by Publication dated the 16<sup>th</sup> day of September, 2020, you are hereby commanded and required to file with the Clerk of said Court, and serve upon Kerry B. Morris, counsel for Habersham Division of Family and Children Services, whose address is P.O. Box 901, Cleveland, GA 30528, an answer to the Petition for Termination of Parental Rights within sixty (60) days of the date of the Order for Service by Publication. A copy of the Petition for Termination of Parental Rights in reference to the above-named children may be obtained from the Clerk's office located at the courthouse in Habersham County, during business hours.

SO ORDERED, this 16<sup>th</sup> day of September, 2020.

s/B. Nichole Carswell

Honorable B. Nichole Carswell, Judge Juvenile Court,

Mountain Judicial Circuit

4C-9/30-10/21/2020

## Foreclosures

### TURNCO, LLC STATE OF GEORGIA COUNTY OF HABERSHAM

#### NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from TURNCO, LLC to UNITED COMMUNITY BANK, dated May 6, 2011, recorded May 10, 2011, in Deed Book 954, Page 1006, Habersham County, Georgia records, said Security Deed being given to secure a Note from TURNCO, LLC, dated May 6, 2011, and assigned to note holder Town & Country Developments, LLC on September 30, 2020, in the original principal amount of Eighty Five Thousand Nine Hundred Fifty and 00/100 (\$85,950.00) Dollars, with interest due thereon per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Habersham County, Georgia, within the legal hours of sale on the first Tuesday in November, 2020, the following described property: All that tract or parcel of land lying and being in Land Lot 183 of the 10th Land District of Habersham County, Georgia, being designated as Lots 12 & 13, Block 2 of Highland Forest Subdivision, containing 0.67 acres, more or less, as shown on plat of survey prepared by Richard E. Nutt, R.L.S., dated September 31, 1994 and recorded among Habersham County, Georgia records in Plat Book 37, page 25, said plat being incorporated herein by reference for a more full and complete description.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible

## Foreclosures

events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is TURNCO, LLC or a tenant or tenants.

Town & Country Developments, LLC, as attorney in Fact for TURNCO, LLC  
Town & Country Developments, LLC  
111 Toccoa Hwy.  
Westminster, SC 29693  
678-617-5766  
4P-10/7-10/28/2020

### RUSH NOTICE OF SALE UNDER POWER GEORGIA, HABERSHAM COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Barbara A Rush to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc., its successors and assigns, dated March 12, 2007, recorded in Deed Book 796, Page 771, Habersham County, Georgia Records, as last transferred to U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II by assignment recorded in Deed Book 1214, Page 25, Habersham County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-FOUR THOUSAND THREE HUNDRED FIFTY AND 0/100 DOLLARS (\$34,350.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Habersham County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in November, 2020, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

## Foreclosures

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 539-0267.

To the best knowledge and belief of the undersigned, the party in possession of the property is Barbara A Rush or a tenant or tenants and said property is more commonly known as **1201 Ben Jones Road, Clarkesville, Georgia 30523.**

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II as Attorney in Fact for Barbara A Rush  
McCalla Raymer Leibert Pierce, LLC  
1544 Old Alabama Road  
Roswell, GA 30076  
www.foreclosurehotline.net  
**EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lot 5 of the 11th Land District of Habersham County, Georgia, containing 3.519 acres, more or less, on a plat of survey made for Charles McDonald, by Kenyon L. Miller, RLS, under date of January 18, 2007, a copy of said plat being of record in the Office of the Clerk of Superior Court of Habersham County, Georgia, in Plat Book 59, Page 222, to which said plat and the record thereof reference is hereby made for a more complete description. Subject to that certain security deed from Barbara A Rush to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc., its successors and assigns, dated March 12, 2007, and recorded in Deed Book 796, Page 754, Habersham County, Georgia Records. MFCa 11/3/20Our file no. 20-03425GA – FT18  
4C-10/7-10/28/2020

## Miscellaneous

### NOTICE OF LOCATION AND DESIGN APPROVAL P. I. 0013746 HABERSHAM COUNTY

Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project.

The date of location and design approval is: September 8, 2020

This project consists of replacing the existing bridge along SR 385 over Hazel Creek in North-East Demorest in GMD 1486 of Habersham County.

The proposed project is approximately 0.28 miles long and consists of replacing the SR 385 bridge over Hazel Creek with a 56-ft wide bridge offset east of the existing alignment. The proposed bridge will consist of two 12-ft travel lanes with a 14-ft center left turn lane and a 5.5-ft sidewalk. The approach roadway will consist of two 12-ft lanes with a 14-ft center left turn lane and 10-ft urban shoulder with 2.5-ft of gutter and a 5-ft sidewalk. The design speed is 35 mph. This bridge will be stage constructed to the east of the existing alignment.

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of Transportation: Donny Mitch Garmon, Area Engineer District 1, Area 4 dgarmon@dot.ga.gov 942 Albert Reid Road Cleveland, GA 30528 (706) 348-4851

Any interested party may obtain a copy of the drawings or maps or plats or

## Miscellaneous

portions thereof by paying a nominal fee and requesting in writing to:

Kimberly Nesbitt

State Program Delivery Administrator

Attn: Darrell Richardson

drichardson@dot.ga.gov

600 West Peachtree St NW

Atlanta, GA 30308

(912) 659-0984

Any written request or communication in reference to this project or notice SHOULD include the Project and P. I. Numbers as noted at the top of this notice.

4C-9/16-10/7/2020

## Probate Notice

### CLEMMONS

(For Discharge from Office and all Liability)

### PROBATE COURT OF HABERSHAM COUNTY

Re: PETITION OF MONTOYA CLEMMONS FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF SELMA L. CLEMMONS, DECEASED.

TO: All and singular the heirs of said decedent, beneficiaries under the will, and to whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before October 19, 2020.

**BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Pamela F. Wooley

PROBATE JUDGE

By: s/Pamela F. Wooley

/DEPUTY CLERK

295 Llewellyn Street, Unit 24

Clarkesville, GA 30523

706-839-0320

1C-10/7/2020

### FOWLER

### IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

DAVID KENNETH FOWLER

DECEASED

ESTATE NO. 7476-137

### PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO WHOM IT MAY CONCERN:

JARED FOWLER has petitioned for JARED FOWLER to be appointed Administrator of the estate of DAVID KENNETH FOWLER deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261. All interested parties are hereby notified to show

## Probate Notice

cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before OCT. 23, 2020.

**BE NOTIFIED FURTHER:** All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

PAMELA F. WOOLEY

Judge of the Probate Court

By: s/Katherine Underwood

Clerk of the Probate Court

295 LLEWELLYN STREET, UNIT 24

CLARKESVILLE, GA 30523

706-839-0320

4C-9/30-10/21/2020

### WILLARD

### IN THE PROBATE COURT OF HABERSHAM COUNTY STATE OF GEORGIA

IN RE: KIMBERLY DAWN WILLARD, DECEASED

ESTATE NO. 7143-99

### NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of STEVE WILLARD for a year's support from the estate of KIMBERLY DAWN WILLARD, Deceased, for Decedent's Surviving Spouse having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before OCTOBER 23, 2020, why said Petition should not be granted.

All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.

s/Pamela F. Wooley

PAMELA F. WOOLEY